

CITY OF LOS ANGELES

**SYLMAR NEIGHBORHOOD COUNCIL**

**PRESIDENT: Ann Job**

**VICE PRESIDENTS:**

Administration: Diane Valencia

Communications: Kathy Grubert

**TREASURER: Patricia Rau**

**PUBLIC RELATIONS: Maria Silva**



13517 Hubbard St., Sylmar, CA 91342

Telephone: (818) 833-8737

Fax: (818) 833-8707

E-mail: Board@SylmarNC.org

Website: www.SylmarNC.org

Office Administrator: David Levin

**SYLMAR NEIGHBORHOOD COUNCIL  
PLANNING AND LAND USE COMMITTEE MEETING MINUTES  
Wednesday, July 23, 2014  
El Cariso Park, 13100 Hubbard St., Sylmar, CA 91342  
Cheri Blose, Interim Chair**

The Agenda is posted for public review at: 1) Sylmar Recreation Center, 13109 Borden Ave., Sylmar, CA 91342; 2) Sylmar Branch Library, 14561 Polk St., Sylmar, CA 91342; 3) Mission College, Office of the President posting location, 13356 Eldridge Ave., Sylmar, CA 91342; 4) Roxford Veterinarian Clinic, 13571 Glenoaks Blvd., Sylmar, Ca 91342; and 5) Ross Liquor, 12643 San Fernando Rd.; As a courtesy, and as time permits, agendas may be emailed to Stakeholders if requested. Agendas may also be found on the SNC website at [www.SylmarNC.org](http://www.SylmarNC.org).

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 days (72 hours) prior to the Meeting you wish to attend by contacting Cheri Blose at [Cheri.Blose@SylmarNC.org](mailto:Cheri.Blose@SylmarNC.org)

1. Call to Order **AT 6:32PM**
2. Appointing and Seating of new Committee Member Peter Postlmayr: **Tabled to next meeting as Mr. Postlmayr is out of town this month.**
3. Roll Call and self-introductions. Please sign in with your e-mail address so we may notify you of SNC meetings and alerts. **Quorum**
4. Review & Discussion about meeting dates and frequency. (Second & Fourth Wednesdays are currently available- **Committee agrees to have one meeting a month as long as we are able to handle all projects, to review later if more projects come to our community**
5. Minutes Approval from the June 25, 2014 Planning and Land Use Committee Meeting: **Approved with the correction of San Diago instead of San Diego Estates.**
6. **Housekeeping, Leah Blose** will be taking minutes. When comments from stakeholders are requested, please raise your hand, provide your name when called upon, and keep comments/presentations brief and to the point. Do not speak until called upon so that Leah can properly record the minutes.
7. Public Officials, Community Representatives and Committee Member announcements and presentations.  
**None**

**Old Business**

8. Update on 16325 Silver Oaks Legends of Cascades - Mark Armbruster, Esq., Armbruster, Goldsmith and Delvac LLP- **Mark Armbruster presented that there will be no commercial projects within this project. There is approval for a total of 539 homes, whether they are condos or apartments. Questioned about Dog Park. Still asking about Fire Station. He is willing to donate land if the City would build the station.**

9. Review and discussion about zone variance for the project located at 12361 & 12385 North San Fernando Road, Case No ZA2013-1577; variance to include less parking, separation space of 6 feet instead of 12 feet and removal of all common open space from 175 square feet to 0. Architect: Ken Stockton, Ken Stockton Architects Inc. 818.888.9443, [kstockton@stocktonarchitects.com](mailto:kstockton@stocktonarchitects.com) Realtor: Dan Rosales Jr., J.D., DR Realty Tel: (818) 675-6418, [dan@danrosales.com](mailto:dan@danrosales.com)-- **This Project is not acceptable as presented as it does follow the original presentation. We need to look into doing a letter and or filing an appeal to this project. Community was unanimous against this project.**
10. Presentation, discussion, possible action on Zone Change Application for 13110 Wheeler (between Lazard and Gridley Sts.), Case No. APCNV 2014 1577 ZC, "from (T) RS-1 to (T)(Q)R1-1. The project involves a 7 lot subdivision (approved under case # TT-54288. 1 SFD to remain and 5 new SFD, 1 lot to remain vacant.-**Tabled**
11. Presentation, discussion on LA City Planning Commission Master Land Use Permit Application (Case #ZA 2011 2712-CUB-CUX-PA1) for Casa Torres. A separate application is being requested off-site sales of alcoholic beverages in conjunction with a request to expand existing restaurant with a gift shop inside to promote sales of alcoholic beverages that patrons can purchase for off-site consumption. Applicant: Albert Gonzalez, Extra Hubbard, LLC Tel: (818) 521-1739 Contact Person: Sean Nguyen, EZ Permits, LLC Tel: (818) 880-6289, [sean@ezpermits.com](mailto:sean@ezpermits.com) **Tabled- Patty commented about his variance for parking should not be permitted.**
12. Report and discussion on new information on previously discussed projects or appeals. **None**
- New Business**
13. Proposed Wireless Telecommunications Facility ZA-2014-2256-CUW: Cell site to be located at 14385 Polk Street. Sarah Freed to present. **Tabled to next month**
14. Discussion & review of proposed Drive-Thru Restaurant located at 13651 W. Foothill Blvd., with 2240 sq. ft. restaurant with drive-thru with a 10 car stack. To operate 24 hours and a second 5500 square foot multi retail building plus related site work APCNV-2014-2S12-SC- Applicant Steve Shaw of Santa Monica. ARIS Sarigianides Owner: **Tabled. Bonnie comment that Frooq from Denny's is looking for property to open a Steak House**
15. **Discussion of recent pending hearing notices that have not been otherwise listed on this agenda.**
16. **Public Comments** on non-Agenda items within the Committee's subject matter jurisdiction.
17. Committee Member Comments on subject matters within the Committee's jurisdiction. **Eugene spoke to owner of Gateways that was sold and they are going to build 22 single family homes. Open discussion if the committee is allow to file an appeal to a project. Bonnie brought up discussion of general community opposition to projects. Ann Job commented that our community plan is not approved and it is not enforceable at this point and we need to do all we can to get it approved ASAP.**
18. Future Agenda Items: Please submit in writing to the Committee before June 25, 2014. Next Meeting date: **August 13, 2014, 6:30 p.m.**, EL Cariso Park (Small Community Building), 13100 Hubbard St., Sylmar, CA 91342.
19. Closing Remarks, Announcements, Acknowledgements and Adjournment. **7:55 adjourned**
-